

**MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
June 21, 2017
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Mayor Hiremath called the meeting to order at 6:01 p.m.

ROLL CALL

PRESENT:

Satish Hiremath, Mayor
Lou Waters, Vice Mayor
Joe Hornat, Councilmember
Rhonda Piña, Councilmember
Bill Rodman, Councilmember (attended via phone)
Mary Snider, Councilmember
Steve Solomon, Councilmember

PLEDGE OF ALLEGIANCE

Mayor Hiremath led the audience in the Pledge of Allegiance.

UPCOMING MEETING ANNOUNCEMENTS

Communications Administrator Misti Nowak announced the upcoming Town meetings and events.

COUNCIL REPORTS

Councilmember Snider recognized Aasim Ahmad, a Junior at BASIS Oro Valley, for his outstanding academic and athletic accomplishments and his service and contributions to the community.

Councilmember Solomon along with Vice Mayor Waters attended the Arizona Historical Preservation Conference held at the Hilton Tucson El Conquistador Resort where they explained that Oro Valley valued natural, cultural and historical preservation. They stated that a large and enthusiastic crowd attended the Conference and that they received many compliments about Oro Valley. The attendants also toured Steam Pump Ranch.

DEPARTMENT REPORTS

No reports were received.

ORDER OF BUSINESS

Mayor Hiremath reviewed the order of business and stated that the order would stand as posted.

INFORMATIONAL ITEMS

There were no informational items.

CALL TO AUDIENCE

No comments were received.

PRESENTATIONS

There were no presentations.

CONSENT AGENDA

Councilmember Hornat requested that item (H) be removed from the Consent Agenda for discussion.

- A. Minutes - May 30 and June 7, 2017
- B. Fiscal Year 2016/17 Financial Update through April 2017
- C. Resolution No. (R)17-26, endorsing the consolidation of Golder Ranch Fire District and Mountain Vista Fire District
- D. Request for approval of Conceptual Architecture for Oro Valley Adult Medicine, a proposed medical office in the Mercado Del Rio Commercial Center, located near the northwest corner of Pusch View Lane and Oracle Rd.
- E. Request for approval of Conceptual Architecture for One AZ Credit Union, a proposed bank in the San Dorado Commercial Center, located on the northeast corner of 1st Avenue and Oracle Rd.
- F. Resolution No. (R)17-27, authorizing and approving an intergovernmental agreement between the Town of Oro Valley and the Pima County Recorder to provide election services for the November 7, 2017 Special Bond Election

- G. Resolution No. (R)17-28, amending Personnel Policy 2 – Definitions, and Personnel Policy 10 - Leaves

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to approve Consent Agenda items (A-G).

MOTION carried, 7-0.

- H. Review and approval of the Planning Division Two Year Work Plan (Fiscal Years 17/18 and 18/19)

Councilmember Hornat fully supported item #H as presented and requested an amendment to Town Code to remove term limits for Boards and Commissions. His reasoning was that it was difficult to get community members to serve on Boards and Commissions and also that existing members were good people who would like to continue serving.

Councilmember Rodman supported Councilmember Hornat's request and added that it took time for members to learn the process and also that it was difficult to find people willing to give their time and expertise.

MOTION AS AMENDED: A motion was made by Councilmember Hornat and seconded by Councilmember Rodman to approve the Planning division Two Year Work Plan (Fiscal Years 17/8 and 18/19) as provided in Attachment 1 with the addition of a new Work Plan item to look at removing term limits for Board and Commission members.

MOTION carried, 7-0.

REGULAR AGENDA

1. **PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING TWO REQUESTS RELATED TO THE PROPOSED VILLAGES AT SILVERHAWKE RESIDENTIAL SUBDIVISION, LOCATED ON THE SOUTHEAST CORNER OF TANGERINE ROAD AND N. 1ST AVENUE:**

A. GRADING EXCEPTION

B. CONCEPTUAL SITE PLAN, LANDSCAPE PLAN AND RECREATION AREA PLAN

Principal Planner Michael Spaeth gave an overview of items #1a and #1b and outlined the following:

- Purpose
- Rezoning Tentative Development Plan (TDP)
- Item 1A - Grading Exception
- Item 1B - Conceptual Site Plan

- Public Participation
- Summary and Recommendation

Mayor Hiremath opened the public hearing.

The following individual spoke in opposition of item #1a.

Virginia Kacprzak

Mayor Hiremath closed the public hearing.

Discussion ensued amongst Council and staff regarding items #1a and #1b.

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Snider to approve the Grading Exception for the Villages at Silverhawke subdivision, subject to the conditions listed in Attachment 1, finding the request to be consistent with the evaluation criteria.

**Attachment 1
Villages at Silverhawke
Grading Exception Conditions of Approval**

Planning Conditions

1. The Grading Exception is limited as described and depicted in Attachment 3, Exhibit "A". The site shall conform to all other requirements related to grading provided in the Zoning Code.
2. All exposed cut slopes shall be treated with a restorative agent and revegetated to reflect existing

MOTION carried, 7-0.

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Piña to approve the Conceptual Site Plan, Landscape Plan and Recreation Plan for the Villages at Silverhawke subdivision, subject to the conditions in Attachment 2, finding the request to be in conformance with the Design Principles and applicable Design Standards.

**Attachment 2
Villages at Silverhawke
Conceptual Site Plan, Landscape Plan and Recreation Area Plan
Conditions of Approval**

Planning Conditions

1. Cultural resource area to be dedicated to the Town as part of the Final Plat for Phase 3.
2. Provide permanent fencing, (minimum 6 feet tall, made of solid, durable material (e.g. masonry, wrought iron, etc)), surrounding the entire cultural resource site. The fence shall include a gate for access and shall be architecturally consistent with the design of the Villages at Silverhawke subdivision.
3. Access and restriction signage is required at 100' intervals on fence surrounding cultural resource site. Specific language to be approved by the Planning and Zoning Administrator and Parks and Recreation Director.
4. Access easement shall be provided on the Final Plat to Town for access to the Cultural Resource Site.
5. All disturbed Environmentally Sensitive Open Space areas shall be revegetated back to a natural condition using plants on the Town of Oro Valley approved Native Plant list.
6. Address all Planning staff comments in letter dated 5.18.2017 (letter attached at the end of these Minutes).

Engineering Conditions

1. Address all Engineering staff comments in letter dated 5.23.2017 (letter attached at the end of these Minutes).

MOTION carried, 7-0.

2. DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN FOR THE VIEWPOINTE II AT VISTOSO TRAILS SUBDIVISION, LOCATED ON MOORE ROAD APPROXIMATELY 1/4-MILE EAST OF THE RANCHO VISTOSO BOULEVARD AND MOORE ROAD INTERSECTION

Principal Planner Michael Spaeth gave an overview of item #2 and outlined the following:

- Purpose
- Conceptual Site Plan
- Conceptual Landscape Plan
- Neighborhood Meeting
- Summary and Recommendation

Discussion ensued amongst Council and staff regarding item #2.

MOTION: A motion was made by Councilmember Solomon and seconded by Vice Mayor Waters to approve the Conceptual Site Plan and Landscape Plan for the Viewpointe II at Vistoso Trails subdivision based on a finding that the request is consistent with the Conceptual Design Review Principals and Design Standards, as well as the Rancho Vistoso PAD.

MOTION carried, 7-0.

3. DISCUSSION AND POSSIBLE ACTION TO AMEND THE FY 2016/17 ADOPTED BUDGET TO TRANSFER GENERAL FUND SURPLUS TO TOWN SELF-INSURANCE BENEFIT FUND AND COMMUNITY CENTER FUND, AND AUTHORIZE ADDITIONAL SURPLUS GENERAL FUNDS FOR THE REPAYMENT OF PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM (PSPRS) EXCESS CONTRIBUTIONS TO MEMBERS

Finance Director Stacey Lemos presented item #3.

Discussion ensued amongst Council and staff regarding item #3.

MOTION: A motion was made by Councilmember Snider and seconded by Councilmember Piña to approve the transfer of the following amounts from the FY 2016/17 estimated General Fund surplus funds:

- \$300,000 to the Self-Insurance Benefit Fund
- \$350,000 to the Community Center Fund

and further MOVE to approve the use of General Fund surplus funds for the lump sum refund of excess PSPRS contributions to all affected members, as specified by the PSPRS pension system.

MOTION carried, 7-0.

FUTURE AGENDA ITEMS

Vice Mayor Waters requested a future agenda item to placed on the July 5, 2017 Town Council Agenda to amend the Zoning Code to include primary colors to the palette for use on architectural features in Oro Valley, seconded by Councilmember Piña.

Vice Mayor Waters requested a review of the rules governing the required visual support for applicants' development proposals, seconded by Mayor Hiremath.

CALL TO AUDIENCE

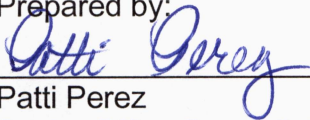
No comments were received.

ADJOURNMENT

MOTION: A motion was made by Vice Mayor Waters and seconded by Councilmember Piña to adjourn the meeting at 6:59 p.m.

MOTION carried, 7-0.

Prepared by:



Patti Perez
Senior Office Specialist

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular session of the Town of Oro Valley Council of Oro Valley, Arizona held on the 21st day of June, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10 day of July, 2017.



Michael Standish, CMC
Town Clerk



*Town of Oro Valley
Community Development and Public Works*

May 18, 2017

Paul Oland
The WLB Group Inc.
4444 E. Broadway Blvd.
Tucson, AZ 85711
gpoland@wlbgroup.com

Lisa Hoskin
Meritage Homes
3275 W. Ina Road, Ste. 220
Tucson, AZ 85741
Lisa.hoskin@meritagehomes.com

RE: The Villages at Silverhawke 5th Review:

Conceptual Site Plan, Landscape Plan, Recreation Area Plan and Site Resource Inventory and Grading Exception, OV1600017.

Dear Paul and Lisa,

Thank you for your submittal of the aforementioned plans. Based on your recent submittal, staff offers the following comments.

PLANNING

Conceptual Site Plan

All Sheets

1. Per our previous conversation, disturbed areas within RMA Tier 2 envelope are required to be revegetated back to a natural condition.

Sheet 1 of 14

2. Remove General Note 10.
3. Add "as shown hereon" to the end of Planning General Note 9.

Sheet 2 of 14

4. The eastern equestrian trail needs to be realigned to avoid the cultural resources site.

Sheet 4 of 14

5. To minimize any Crime Prevention Thru Environmental Design (CPTED) issues and to meet the "well landscaped entries" design standard, the western portion of Lot 186 should be common area rather than included on lot.

Sheet 7 of 14

6. Appropriate equestrian crossing needs to be provided across Silver Desert Place. Please contact Park & Recreation Department for specific design details.
7. An alternative design should be incorporated into the portion of Preserve Village Place near Lots 85-90 to avoid the adjacency of the cul-de-sac and the bulb.

Sheet 9 of 14

8. To minimize potential impact to natural open space, provide pedestrian trail between Canyon Village Place and the multi-use path along Palisades Road.

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Sheet 10 of 14

9. To minimize potential impact to natural open space, provide pedestrian trail between Preserve Village Place and the multi-use path along Palisades Road.

Sheet 12 of 14

10. Include label for areas designated as Resource Management Area Tier 2.

Sheet 13 of 14

11. Include label for areas designated as Resource Management Area Tier 2.
12. Provide zoning designation and ownership information for commercial area.

Conceptual Landscape and Irrigation Plan**All sheets**

13. Show all signage locations where applicable to ensure no conflict with proposed landscaping.
14. Per our previous conversation, disturbed areas within RMA Tier 2 envelope are required to be revegetated back to a natural condition, as opposed to simply "Hydro-seeded".

Sheet 2 of 8

15. One tree needs to be incorporated into the landscape island containing the gate entry pad on both Village Ridgeway Drive and Silver Ray Drive.
16. Lot 105 label is obscured. Adjust accordingly.

Sheet 3 of 8

17. Additional trees are needed in the following locations:
 - a. Adjacent to Lot 171
 - b. Common area north of Recreation Area "D" near intersection corner, outside of SVT.

Sheet 4 of 8

18. Additional trees are needed in the following locations:
 - a. Common area at rear of Lots 91/92 near street.

Sheet 5 of 8

19. "Grading limit" label adjacent to Lot 118 is obscuring proposed landscaping. Adjust accordingly.

Sheet 6 of 8

20. Remove the word "Preliminary" from label for multi-use path along Palisades Road.
21. To minimize potential impact to natural open space, provide pedestrian trail between Canyon Village Place and the multi-use path along Palisades Road.
22. To minimize potential impact to natural open space, provide pedestrian trail between Preserve Village Place and the multi-use path along Palisades Road.

Sheet 7 of 8

23. Include protected cultural resource site.

Sheet 8 of 8

24. Landscaping is required along Kai Drive.

Recreation Area Plan

Sheet 3 of 5

- 25. "Turf" label is misaligned. Revise accordingly.
- 26. Leader line for "Ramada and picnic tables" is misaligned. Revise accordingly.

Sheet 5 of 5

- 27. Silver Ray Drive label is misaligned. Revise accordingly.

Site Resource Inventory

- 28. Please contact Town staff to schedule an on-site meeting to discuss preservation of native plants.

Grading Exception

- 29. All exposed cut slopes shall be treated with a restorative agent and revegetated to reflect existing native vegetation. All areas of disturbance shall be recontoured to mimic existing grades.

ENGINEERING

Memo forthcoming.

WATER

- 30. Remove Water General Notes 5 and 6.

Summary

We look forward to working with toward the successful completion of your project. The above comments will be included as Conditions of Approval on the CDRB submittal and subsequent Town Council submittal. Should Town Council approve your request, all conditions of approval must be addressed as part of the Final Design Review submittal

Please don't hesitate to contact me should you have any questions.

Best Regards,



Michael Spaeth, AICP
Senior Planner
520-229-4812
mspaeth@orovalleyaz.gov

cc: Jeff Grobstein (Jeff.Grobstein@meritagehomes.com)



*Town of Oro Valley
Development and Infrastructure Services*

May 23, 2017

David Little, P.E.
The WLB Group, Inc.
4444 E. Broadway Blvd.
Tucson, AZ 85711

**Re: OV1600017, Engineering Comments for Conceptual Site Plan, Villages At
Silverhawke, Lots 1 Thru 186 and C.A. "A" and "B", 5th Submittal**

Dear David,

The Town of Oro Valley's Permitting Division has completed the fourth review of the Conceptual Site Plan submittal package and has provided comments below:

GENERAL COMMENTS: CONCEPTUAL SITE PLAN

1. Address all redlined comments within the attached Conceptual Site Plan (CSP) and Conceptual Landscape Plan (CLP). Provide a comment response letter and return all redlined originals to the Town of Oro Valley. (*Zoning Code Section 22.9.D.2.a*)
2. The following redlined corrections can be made during the first submittal of the Final Site Plan Submittal Package. The CSP and CLP are deemed "conditionally approved". (*Town Zoning Code 22.9.E.2*)
3. Please clarify the "LOT SIZE RANGE SHOWN = 6,537 S.F. to 12304 S.F." as stated in Planning General Note #6 on Sheet 1/14. These numbers do not match what is stated in General Note #13. Please make any needed correction(s). (*Town Zoning Code 22.9.E.2*)
4. Please verify the "longitudinal grades" where redlined in Silver Ray Drive (Private). Additionally, please label "Silver Ray Drive (Private)" in Sheet 4/14. (*Town Zoning Code 22.9.E.2*)
5. Please provide "grouted rip-rap" on slopes that are labeled 1:1 between Lot 109 and Lot 110 where redlined on Sheet 4/14. Additionally, please provide a longitudinal slope of 1.0% (MIN) between these two proposed lots. The proposed longitudinal slope of 0.5% is too flat and storm water will not flow from between these lots. (*Town Zoning Code 22.9.E.2*)
6. Please label Lot 52 to read Lot 49 on Sheet 6/14. (*Town Zoning Code 22.9.E.2*)
7. Please clarify if the redlined "curb access ramps" where Village Vista Drive (PVT.) intersects Canyon Village Place (PVT.) are the correct curb access ramps to be used in this application. Please make any needed changes on Sheet 6/14. (*Town Zoning Code 22.9.E.2*)

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8. Please provide "fill slopes" with slope arrows and slope angles (e.g., 4:1, 3:1, 2:1, etc) where redlined on the area between Preserve Village Place (PVT) and Lots 94 through 91 on Sheet 7/14. *(Town Zoning Code 22.9.E.2)*
9. Please clarify if the 3:1 fill slope on the northeast corner of Lot 5 on Sheet 9/14 should be ripped. Please make any needed correction and/or additions. *(Town Zoning Code 22.9.E.2)*
10. Please provide additional "Block Curb Access Ramps" as redlined on the north side of Kai Drive Public. *(Town Zoning Code 22.9.E.2)*

GENERAL COMMENTS: CONCEPTUAL LANDSCAPE PLAN

General Comments

11. Please re-insert Note #27 to read, "Materials within Sight Visibility Triangles" must be placed so as not to interfere with a visibility plane described by two horizontal lines located thirty (30) inches and seventy-two (72) inches above the finished grade of the roadway surface" on Sheet 1/8. *(Oro Valley Subdivision Street Standards: Sec 4.8: Intersection Sight Distance)*
12. Please remove the smaller font Lot numbers which are circled in red pencil on Sheet 2/8 and Sheet 3/8. *(Town Zoning Code 22.9.E.2)*
13. Please provide the missing Sight Visibility Triangles (SVTs) boundary lines which are missing at all SVTs within the Conceptual Site Plan (CSP) bond set sheets. *(Town Zoning Code 22.9.E.2)*
14. Please delete the "Proposed Water Easement" with its' location arrow on the north side of Kai Drive where redlined on Sheet 2/8. *(Town Zoning Code 22.9.E.2)*
15. Please provide the missing line-work at the parking stall locations where redlined on Silver Canyon Place on Sheet 2/8 and Sheet 3/8. *(Town Zoning Code 22.9.E.2)*
16. Please provide "curb access ramps" where redlined at the northern sidewalk locations on Kai Drive on Sheet 2/8. *(Town Zoning Code 22.9.E.2)*
17. Please remove the proposed sewer manhole symbols that are redlined on Sheet 3/8. *(Town Zoning Code 22.9.E.2)*
18. Please increase the Lot Number's Fonts on Sheet 4/8 to match what is shown on Sheet 2/8 and Sheet 3/8. *(Town Zoning Code 22.9.E.2)*
19. Please delete the proposed sewer manhole / sewer pipe-work and water pipe line-work that is shown on Sheet 4/8, Sheet 5/8, and Sheet 6/8 to match what is shown on other sheets. *(Town Zoning Code 22.9.E.2)*
20. Please clarify the type of curb access ramps proposed at the Village Vista Drive / Canyon Village Place intersection where redlined. It appears the two (2) curb access ramps that are circled in red on Sheet 4/8 should be replaced with another type of curb access ramp. *(Town Zoning Code 22.9.E.2)*

TRAFFIC IMPACT ANALYSIS (David Laws & Cheryl Huelle)

General Comments

21. Access, Kai Drive (Page 13): The 2nd paragraph text states that the Oro Valley Retail Center intersection's "...eastbound approach will be restriped as part of the new

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development as an exclusive left turn lane and an exclusive right turn lane.” Please clarify to indicate how or if through traffic is to be accommodated.

22. Access, North Driveway (Page 13): The 5th paragraph text states that “...the westbound movement will be offered a shared left turn/through lane.” However, other areas of the TIA including the Turn Lane Analysis and Conclusion sections state that a dedicated left-turn lane is warranted at this location. Please clarify as a turn lane warrant analysis was not able to be located within the appendix.

If you have any questions, please call me at (520) 229-4823.

Sincerely,

Marvin Miller
Engineering Design Reviewer

Attachment: Redlined CSP (4th Submittal), CLP (4th Submittal), & Comment Letter
CC: File

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